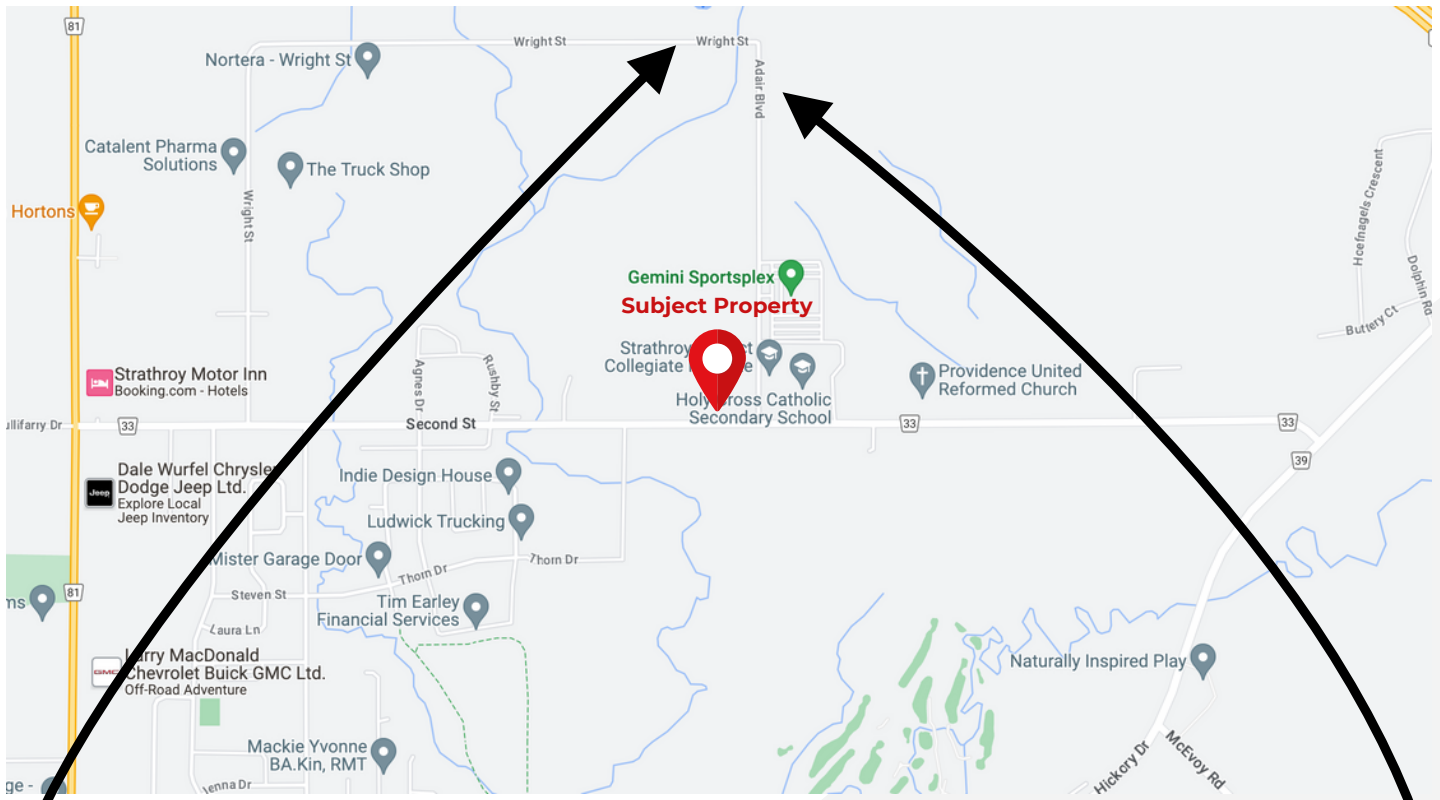


AREA MAP



- Gemini Sportsplex
- Strathroy District Collegiate Institute
- Holy Cross Catholic Secondary School
- Willow Tree Golf
- Strathroy Airport

- Highway 402
- Strathroy Middlesex General Hospital

Plus \$45 Million metal plant **Built** neighbouring the property along Wright Street and Pharmaceutical Plant along Adair Blvd. see news articles for reference.

Strathroy lands \$45M plant that will make insulated metal panels

Calvi Leon • Local Journalism Initiative Reporter

Published Aug 02, 2023 • Last updated Aug 03, 2023 • 2 minute read

 6 Comments



Norbec, a Quebec company that makes insulated metal panels used in refrigerated warehouses and other structures, is building a \$45-million plant, shown in a rendering, in Strathroy. (Supplied)

A Quebec company that manufactures insulated metal panels is expanding to Ontario with a \$45-million plant west of London.

"It's a manufacturing plant that is a highly automated, state-of-the-art facility to increase our capacity of that product and further develop the markets in Ontario and the United States," he said.

Insulated metal panels are used as cladding for walls and roofs in commercial and industrial buildings. Norbec manufactures the panels for various markets, such as refrigerated warehouses and food processing plants.

"These prefabricated, steel, insulated walls that we make are (increasingly) being used as the predominant way to construct industrial buildings," Lembregts said.

He said the main reasons for the rise in demand are the panel's insulation values, durability and energy efficiency. They're also faster to install, important for construction companies facing a labour shortage, Lembregts said.

"The demand for more energy performance in buildings, the speed of installation and reduced labour requirements are really strong drivers behind the adoption of this product in construction."

Construction of the plant at 990 Wright St. already has begun, with an official groundbreaking ceremony slated for early September. The facility will employ 70 people and is expected to open in the summer of 2024.

The jobs will focus on technical skills in automation and engineering, Lembregts said, adding Norbec will hire people from the region, "as close by as we can."

Strathroy-Caradoc Mayor Colin Grantham said his municipality hopes to attract more businesses like Norbec.

"It's great news," he said. "Like everywhere, we need more industries like that. We need more jobs."

Lembregts said his company considered several other locations for the new plant but settled on Strathroy because of its access to the Ontario and U.S. markets. The site is located just south of Highway 402.

There also is massive potential for growth in the region, he said, citing two new electric vehicle battery plants coming to St. Thomas and Windsor.

"We feel very confident about the economic development in Southwestern Ontario," Lembregts said.

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Manufacturers of soft gel capsules has been a presence in the community for year

Author of the article:

Norman De Bono

Published Jun 26, 2013 • 2 minute read



Article content

A pharmaceutical giant is growing in Strathroy.

Accucaps Industries is adding workers and a hi-tech research and development lab to a large, new plant that makes soft gel capsules.

“We are very excited about this. They have plans for hi-tech pharmaceutical research. It is great news,” said Ralph Coe, chief administrative officer for Strathroy-Caradoc.

Accucaps, owned by drug giant Apotex, which made more than \$1 billion in annual drug sales, is moving to the 108,000-sq.-ft. former Columbia Sportswear Canada building.

It's also expected to add about 75 workers to the estimated 100 it has now, he said.

"Middlesex County defies people's preconceptions," Aileen Murray, economic development manager for the county, said of research-driven job creation in the community.

"The fact there are companies involved in medical devices, pharmaceuticals, makes sense given our access to research. Really, this is an extension of great medical industry in the area."

The expansion also adds to manufacturing diversity in the area, building on food processing and the cluster of medical-related industry in the region, she added.

"When we see a company we value want to stay in the area, we are thrilled," Murray said.

Officials with Accucaps and Apotex declined comment.

Since Accucaps also acquired about seven hectares of property with the former Columbia building on Adair Blvd. in the Molnar Industrial Park, there's room for growth. The company also is keeping its existing nearby building on Wright St., Coe said.

"They have been here for years. They do very well and I know people love working there," he said.

Accucaps also has a plant in Windsor that employs about 300. It also makes soft gel capsules for the vitamin and drug market and

has a good relationship with the union there, said Mike Dunning, financial secretary for Canadian Auto Workers Local 195.

“We get along. They are a pretty good company here,” he said, adding Strathroy workers are not unionized, so he knows little of the operation here.

norman.debono@sunmedia.ca

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Accucaps Industries

Two plants — Strathroy and Windsor

400 workers between the two sites

Local growth: Adding about 75 workers and a 108,000-sq.-ft. plant in Strathroy.

Owned by Apotex Inc., Canada’s largest pharmaceutical business, with sales of more than \$1 billion a year and 7,500 workers worldwide.

Apotex produces more than 300 generic drugs it exports to 115 countries.

Strathroy-Caradoc plans development for up to 900 new homes

Author of the article:

Jonathan Juha

Published May 03, 2019 • 3 minute read

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Piece of land subject to proposed secondary plan. Municipality of Strathroy-Caradoc.

In the midst of a housing boom that seems to have no end in sight, Strathroy-Caradoc is turning its attention to an 80-hectare piece of land that could accommodate as many as 900 new homes.

Municipal staff have begun work to create a plan to guide future development on the property — the largest remaining undeveloped residential area in Strathroy — and are planning to host a public meeting later this month to get feedback from residents about the project.

The creation of a secondary plan for the site, located in the town's north end near the Gemini Sportsplex, is an attempt by the municipality to get ahead of the building boom, while ensuring the municipality grows in a cohesive way, said Greg McClinchey, the municipality's top bureaucrat.

“For the most part, three or four years ago we weren't really talking about this because there wasn't development per se,” he said.

“We weren't seeing 200 or 300 homes going into a subdivision. It just wasn't part of the plan. That has radically changed.

“We are now trying to make sure we are planning our community and subdivisions in a way that fits within the larger community.”

Over the last year, the municipality west of London, one of the fastest growing communities in Southwestern Ontario, has seen an increase of about 200 per cent in the number of building permits it issues — a growth in part bolstered by the lack of available residential land in London.

The municipality even recently created the position of manager of building and planning to ensure it can keep up with its expansion.

SECTION 10 GENERAL COMMERCIAL (C1) ZONE

PURPOSE & INTENT: *The General Commercial (C1) Zone applies to lands situated in Strathroy and designated 'Downtown Core' in the Official Plan. The zoning also applies in Mount Brydges and Melbourne to lands situated in the established commercial cores. The intent of this zone is to recognise the primacy of the downtown core in its role as the commercial, social and cultural centre of the community it serves. Within the C1 zone, a wide range of commercial uses are permitted which are essentially engaged in the buying and selling of goods and services and the offering of services. Due to the compact nature of downtown cores and the desirability of maintaining it as such, minimum yard setbacks are not generally required unless the lands abut a residential zone. To ensure commercial uses retain a prominent location at 'street level', residential uses are restricted to locations above the first floor in commercial buildings.*

10.1 GENERAL PROVISIONS

No person shall, within the C1 Zone, use any lot or erect, alter or use any building or structure except in accordance with Section 4 of this By-law and the following provisions:

10.2 USE & BUILDING PROVISIONS

The following shall be on the only permitted uses and buildings in the C1 Zone:

- | | |
|----------------------------------|--|
| (1) Arena / Hall | (25) Retail Store, Book & Music |
| (2) Clinic | (26) Retail Store, Brewing |
| (3) Club | (27) Retail Store, Arts & Crafts |
| (4) Commercial Use | (28) Retail Store, Duplication |
| (5) Custom Workshop | (29) Retail Store, Florist |
| (6) Day Care Centre | (30) Retail Store, Food |
| (7) Day Care Centre, Adult | (31) Retail, General |
| (8) Dry Cleaning Establishment | (32) Retail Store, Gifts & Novelty |
| (9) Dwelling, Apartment | (33) Retail Store, Hardware |
| (10) Dwelling Unit | (34) Retail Store, Home Appliances |
| (11) Financial Institution | (35) Retail Store, Home Decoration |
| (12) Funeral Home | (36) Retail Store, Home Furnishings |
| (13) Hotel | (37) Retail Store, Jewellery |
| (14) Laundry Establishment | (38) Retail Store, Large Format |
| (15) Office, Professional | (39) Retail Store, Liquor, Beer & Wine |
| (16) Recreation Facilities | (40) Retail Store, Pet |
| (17) Personal Care Establishment | (41) Retail Store, Pharmacy |

(18)	Personal Service Establishment	(42)	Retail Store, Thrift / Charity
(19)	Place of Entertainment	(43)	Retail Store, Video Rental
(20)	Recreation Facility	(44)	School, Commercial
(21)	Restaurant	(45)	Shopping Centre
(22)	Retail Store	(46)	Taxi Service
(23)	Retail Store, Antique	(47)	Theatre / Cinema
(24)	Retail Store, Apparel & Accessories	(48)	Veterinary Clinic

For greater clarity, the following buildings and structures are prohibited in the C1 Zone:

- a) Drive-through facilities

10.3 LOT PROVISIONS

The following provisions shall apply to lots in the C1 Zone:

(1)	Minimum Lot Area	no minimum
(2)	Minimum Lot Depth	no minimum
(3)	Front Yard Depth / Exterior Side Yard Width	0 m (minimum) to 3 m (maximum)
(4)	Minimum Side Yard Width	0 m (when yard abut residential zone minimum side yard width shall be 3 m)
(5)	Rear Yard Depth	10 m
(6)	Maximum Lot Coverage	no maximum
(7)	Minimum Landscaped Open Space	no minimum

10.4 SPECIAL PROVISIONS

The following provisions apply in the C1 Zone:

(1) **Building Height Range**

Minimum 10 m (or 2 storeys) to a maximum 15 m or 4 storeys

(2) **Parking**

In addition to Section 4.23 of this by-law, the following provisions shall apply:

- a) No parking shall be permitted within the front or exterior yard on a lot.
- b) Parking shall cover a maximum of 40% of the lot.

- c) No parking, aisle, or driveway is permitted between a building and the street line.
- d) Parking shall be set back a minimum of 2 m from an exterior lot line.

(3) **Dwelling Units & Apartment Dwellings**

In addition to Section 4.6 of this by-law, a building may contain one or more dwelling units or an apartment dwelling but only in combination with a permitted commercial use provided:

- a) the dwelling unit or apartment dwelling shall form part of the main building and shall be located on a floor above the commercial use; and,
- b) the dwelling unit or apartment dwelling shall be completely self-contained and have separate and direct access to a yard or street.

(4) **Existing Single & Semi-Detached Dwellings**

Notwithstanding the provisions of Subsection 10.2 where an existing lot has a single detached dwelling or semi-detached dwelling unit located on the lot, said dwelling may be altered or expanded providing all other requirements of this By-law are complied with. The residential use will be deemed to conform to the By-law and shall be subject to the Lot Provisions and Special Provisions of the R2 Zone.

10.5 EXCEPTIONS

The following site-specific zones apply to existing or unique situations that are not the standard "C1" Zone. If a regulation or use is not specified, the permitted uses of Subsection 10.2 and the regulations of 10.3 and 10.4 shall apply.

(1) **C1-1** (6 & 12 Metcalfe Terrace and 110 Caradoc Street South)

- a) **Defined Area:** C1-1 as shown on Schedule 'B', Map No. 14
- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 10.2, the following uses shall be permitted uses in the C1-1 Zone:
 - i) Custom Workshop

(2) **C1-2** (62 Albert Street)

- a) **Defined Area:** C1-2 as shown on Schedule 'B', Map No. 12
- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 10.2, the following uses shall be permitted uses in the C1-2 Zone:
 - i) Agricultural Processing Establishment

(3) **C1-3** (22534, 22538 & 22542 Adelaide Road)

- a) **Defined Area:** C1-3 as shown on Schedule 'C' Map No. 4 to this By-law.
- b) **Permitted Uses:**
 - (1) Restaurant, Drive-through
 - (2) All other permitted uses of the C1 zone
- c) **Lot Provisions:**
Front Yard Depth/Exterior Side Yard Widthexisting
- d) **Parking:**
 - i) Parking shall be permitted within the front and exterior yard of the lot.
 - ii) Parking shall cover a maximum of 44% of the lot.
 - iii) Parking shall be setback a minimum of 1 m from an exterior lot line.
- e) **Planting Strip:**
A planting strip with a minimum width of 0.76 m shall apply from the mutual lot line of any adjacent Residential Zone.

(4) **C1-4** (697 Railroad Street)

- a) **Defined Area:** C1-4 as shown on Schedule 'C' Map No. 6 to this By-law.
- b) **Permitted Uses:**
In addition to the permitted uses listed in Subsection 10.2, the following uses shall be permitted uses in the C1-4 Zone:
 - (1) Contractor's Yard or Shop
 - (2) Industrial Use, Light
 - (3) Office, Support
 - (4) Public Garage
 - (5) Self-service Storage Warehouse
 - (6) Service Shop
 - (7) Warehouse
- c) **Access:**
Notwithstanding Section 4.27(7)(iii), the permitted uses listed in Subsection 10.5(4)b) will be permitted to have a maximum driveway width of 12.0 m.
- d) **Lot Provisions:**
Notwithstanding Section 10.3(3), the permitted uses listed in Subsection 10.5(4)b) will have a Minimum Front Yard Depth and Exterior Side Yard Width of 6.0 m.
- e) **Height:**
Notwithstanding the provisions of Section 10.4(1), the permitted uses listed in Subsection 10.5(4)b) shall not have a minimum height requirement.
- f) **Parking:**
The provisions of Section 10.4(2)a) and 10.4(2)c) shall not apply.

(5) **C1-5 (701 Railroad Street)**

- a) **Defined Area:** C1-5 as shown on Schedule 'C' Map No. 6 to this By-law.
- b) **Permitted Uses:**
In addition to the permitted uses listed in Subsection 10.2, the following uses shall be permitted uses in the C1-5 Zone:
 - (1) Contractor's Yard or Shop
 - (2) Office, Support
- c) **Access:**
Notwithstanding Section 4.27(7)(iii), the permitted uses listed in Subsection 10.5(5)b) will be permitted to have a maximum driveway width of 12.0 m.
- d) **Lot Provisions:**
Notwithstanding Section 10.3(3), the permitted uses listed in Subsection 10.5(5)b) will have a Minimum Front Yard Depth and Exterior Side Yard Width of 6.0 m.
- e) **Lot Provisions:**
Notwithstanding Section 10.3(4), the permitted uses listed in Subsection 10.5(5)b) will have a Minimum Side Yard Width of 7.5 m where the yard abuts a residential zone; otherwise the Minimum Side Yard Width shall be 0 m.
- f) **Height:**
Notwithstanding the provisions of Section 10.4(1), the permitted uses listed in Subsection 10.5(5)b) shall not have a minimum height requirement.
- g) **Parking:**
The provisions of Section 10.4(2)a) and 10.4(2)c) shall not apply

(6) **C1-6 (75 Caradoc Street South)**

- a) **Defined Area:** C1-6 as shown on Schedule 'B', Map No. 15 to this By-law.
- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 10.2, the following uses are permitted:
 - i) Contractors Shop and Yard, excluding the storage, repair or operation of heavy equipment
 - ii) Self Service Storage Warehouse
 - iii) Outdoor Storage
- c) **Lot Provisions:**
 - i) Minimum rear yard depth 3 m
 - ii) Front Yard Depth / Exterior Side Yard Existing as of July 17th, 2017
- d) **Parking:**
 - i) The provisions of Section 10.4(2)(a) and 10.4(2)(c) shall not apply."

- e) **Holding Provision:** Notwithstanding any other provision of this By-law, where the symbol 'H-2' appears on a zoning map, following the zone symbol 'C1-6', the permitted uses on those lands shall be only the existing uses as of July 17th, 2017 unless this By-law has been amended to remove the relevant 'H-2' symbol.
- f) **Removal of 'H':** Notwithstanding any other provision of this By-law, the 'H-2' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the approval and registration on title of a 'Site Plan Control Agreement' detailing the terms and conditions of the development, including the positing of financial security, to the satisfaction of the Municipality

SECTION 11 HIGHWAY COMMERCIAL (C2) ZONE

PURPOSE & INTENT: *The Highway Commercial (C2) Zone applies to lands situated in Strathroy and Mount Brydges which are designated 'Commercial' in the Official Plan. Within the C2 zone, a range of commercial uses are permitted which are essentially engaged in the buying and selling of goods and services and the offering of services. The C2 Zone is primarily intended for commercial uses that serve the travelling public as well as other automobile-orientated commercial uses. Restrictions on retail uses in the C2 Zone (i.e. minimum floor area restrictions) are intended to avoid conflict with the Downtown areas. Lands in the C2 Zone are required to accommodate all parking on-site. Because of their close proximity to residential areas, lands in the C2 Zone are sited to encourage the ease of pedestrian use.*

11.1 GENERAL PROVISIONS

No person shall, within the C2 Zone, use any lot or erect, alter or use any building or structure except in accordance with Section 4 of this By-law and the following provisions:

11.2 USE & BUILDING PROVISIONS

The following shall be on the only permitted uses and buildings in the C2 Zone:

- | | |
|--|---|
| (1) Agricultural Service Establishment | (18) Motor Vehicle Sales Establishment |
| (2) Agricultural Supply Establishment | (19) Office, Professional (exceeding 930 m ² of gross floor area) |
| (3) Arena / Hall | (20) Outside Display and Sales Area |
| (4) Car Wash | (21) Personal Care Establishment |
| (5) Custom Workshop | (22) Place of Entertainment |
| (6) Day Care Centre | (23) Recreation Facilities (exceeding 930 m ² of gross floor area) |
| (7) Day Care Centre, Adult | (24) Restaurant |
| (8) Drive-through Facilities | (25) Restaurant, Drive-in and Take out |
| (9) Dry Cleaning Establishment | (26) Retail Store, Brewing |
| (10) Dwelling, Apartment | (27) Retail Store, General |
| (11) Dwelling Unit | (28) Retail Store, Large Format |
| (12) Food Service Vehicle | (29) Service Shop |
| (13) Garage, Public | (30) Shopping Centre |
| (14) Garden Centre | (31) Taxi Service |
| (15) Gas Station | (32) Veterinary Clinic |
| (16) Hotel | |
| (17) Laundry Establishment | |

11.3 LOT PROVISIONS

The following provisions shall apply to lots in the C2 Zone:

(1)	Minimum Lot Area	500 m ²
(1)	Minimum Lot Frontage	15 m
(2)	Front Yard Depth / Exterior Side Yard Width	1 m (minimum) to 6 m (maximum)
(3)	Side Yard Width	0.5 m (when yard abut residential zone minimum side yard width shall be 1.2 m)
(4)	Minimum Rear Yard Depth	20 m
(5)	Landscaped Open Space	10%
(6)	Maximum Lot Coverage	45%

11.4 SPECIAL PROVISIONS

The following provisions apply in the C2 Zone:

(1) **Parking**

In addition to Section 4.23 of this by-law, the following provisions shall apply:

- a) No parking shall be permitted within the front or exterior yard of a lot.
- b) Parking shall not more than 40% of the area of a lot.
- c) No parking, aisle, or driveway is permitted between a building and the street line.
- d) Parking shall be set back a minimum of 2 m from an exterior lot line.

(2) **Dwelling Units & Apartment Dwellings**

In addition to Section 4.6 of this by-law, a building may contain one or more dwelling units but only in combination with a permitted commercial use provided:

- a) the dwelling unit or apartment dwelling shall form part of the main building and shall be located on a floor above the commercial use; and,
- b) the dwelling unit or apartment dwelling shall be completely self-contained and have separate and direct access to a yard or street.

(3) **Existing Parking Areas**

Notwithstanding the provisions of Subsection 11.4(1) where an existing lot has a parking area located in a front or exterior side yard, the parking area and building and structures on the lot may be altered or expanded providing all other requirements of this By-law are complied with. The parking area and building location will be deemed to conform to the By-law with respect to permitted location of parking areas.

11.5 EXCEPTIONS

The following site-specific zones apply to existing or unique situations that are not the standard "C2" Zone. If a regulation or use is not specified, the permitted uses of Subsection 11.2 and the regulations of 11.3 and 11.4 shall apply.

(1) **C2-1 (360 Caradoc Street South)**

- a) **Defined Area:** C2-1 as shown on Schedule 'B', Map No. 14 to this By-law.
- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 11.2, the following uses shall be permitted in the C2-1 Zone:
 - i) Clinic
 - ii) Financial Institution (maximum 2)
 - iii) Retail Store (maximum 7 units)
- c) **Special Provisions:**
 - i) Notwithstanding 11.2 (23), the minimum gross floor area of 930m² for Recreational Facilities shall not apply.
 - ii) Notwithstanding Section 2.1 (174), for the area within the site specific C2-1 zone a Retail Store shall mean a building or structure, designed, used, or intended for the selling or buying of goods, wares, merchandise, articles, or things at retail or the providing of a service, primarily to or from the public, and uses accessory thereto and includes all retail stores defined and not defined elsewhere in this By-law.

(2) **C2-2 (Strathroy Crossings Plaza)**

- a) **Defined Area:** C2-2 as shown on Schedule 'B', Map No. 15 to this By-law.
- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 11.2, the following uses shall be permitted in the C2-2 Zone:
 - iv) Clinic (maximum 1 unit)
 - v) Retail Store (maximum 5 units) with a minimum floor area of 88m²

(3) **C2-3 (425 Caradoc Street South)**

- a) **Defined Area:** C2-3 as shown on Schedule 'B', Map No. 15

- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 11.2, the following uses shall be permitted in the C2-3 Zone:
 - i) Retail Store (maximum 1 unit)
- (4) **C2-4** (*Southdale Plaza*)
 - a) **Defined Area:** C2-4 as shown on Schedule 'B', Map No. 15
 - b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 11.2, the following uses shall be permitted in the C2-4 Zone:
 - i) Retail Store (maximum 6 units)
 - ii) Office, Professional (maximum 2 units)
 - iii) Clinic (maximum 1)
- (5) **C2-5** (*634 Victoria Street*)
 - a) **Defined Area:** C2-5 as shown on Schedule 'B', Map No. 7
 - b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 11.2, the following uses shall be permitted in the C2-5 Zone:
 - i) Financial Institution (maximum 1)
- (6) **C2-6** (*83 Metcalfe Street East*)
 - a) **Defined Area:** C2-6 as shown on Schedule 'B', Map No. 8 to this By-law.
 - b) **Permitted Use:** clinic
- (7) **C2-7** (*175 Metcalfe Street East*)
 - a) **Defined Area:** C2-7 as shown on Schedule 'B', Map No. 9 to this By-law.
 - b) **Permitted Uses:** garage, public
dwelling, single detached
- (8) **C2-8** (*101 Metcalfe Street East*)
 - a) **Defined Area:** C2-8 as shown on Schedule 'B', Map No. 9 to this By-law.
 - b) **Permitted Uses:** office, professional
dwelling, single detached
- (9) **C2-9** (*214 Caradoc Street South*)
 - a) **Defined Area:** C2-9 as shown on Schedule 'B', Map No. 14 to this By-law.
 - b) **Permitted Uses:** financial institution
all other permitted uses of the C2 zone

(10) **C2-10** (96 Carroll Street East)

- a) **Defined Area:** C2-10 as shown on Schedule 'B', Map No. 18 to this By-law.
- b) **Permitted Uses:** financial institution (which may include a drive-through)
retail store (including all retail stores defined elsewhere in this By-law) professional offices, support offices, and all other permitted uses of the C2 zone
- c) **Special Provisions:**
 - i) Maximum floor area for Large Format Retail Store 464.5 m²
 - ii) Maximum number of Retail Store units 5
 - iii) Minimum floor area for per Retail Store 88 m²
 - iv) Maximum number of Financial Institutions 1
 - v) Minimum floor area for Financial Institution 280 m²
 - vi) Minimum floor area for Offices, Professional is 186 m²
- d) **Lot Provisions:**
Notwithstanding provisions of Section 11.3 the following provisions apply:
 - i) Maximum front yard depth shall be 11.3 m for the building closest to the front lot line
 - ii) Minimum rear yard depth shall be 10 m
- e) **Drive-Through Facilities:**
Notwithstanding provisions of Section 4.5(1) e), the drive-through stacking lanes for a Financial Institution shall accommodate a minimum length of 3 parking spaces behind the menu board.
- f) **Landscaping, Planting and Parking Provisions:**
 - i) Notwithstanding provisions of Section 4.15(1) b) and Section 11.4(1)a) and c), parking aisles, driveway and loading areas shall be permitted within the front yard of the lot.
 - ii) Notwithstanding provisions of Section 11.4(1) b) maximum parking coverage shall be 53%

(11) **C2-11** (24661 Adelaide Road)

- a) **Defined Area:** C2-11 as shown on Schedule 'B', Map No. 17 to this By-law.
- b) **Permitted Uses:** retail store, hardware
all other permitted uses of the C2 zone

(12) **C2-12** (96 Carroll Street East)

- a) **Defined Area:** C2-12 as shown on Schedule 'B', Map No. 18 to this By-law.
- b) **Permitted Uses:** private park and all other permitted uses of the C2 zone

c) Lot and Special Provisions:

- i) Notwithstanding provisions of Section 11.3(2), front yard depth shall not apply;
- ii) Notwithstanding provisions of Section 4.15(1) b) and Section 11.4(1)a) and c), parking aisles, driveway and loading areas shall be permitted within the front yard of the lot.
- iii) Notwithstanding provisions of Section 11.4(1) parking shall not be more than 47%
- iv) Notwithstanding provisions of Section 2.0 (113) the front lot line will be the closest lot line to Carroll Street East.

(13) C2-13 (24605 Saxton Road)

- a) **Defined Area:** C2-13 as shown on Schedule 'B', Map No. 18 to this By-law.
- b) **Permitted Uses:**
 - i) Clinic
 - ii) Office, Professional
 - i) Office, Support
 - ii) Retail Store, Pharmacy and
 - iii) all other permitted uses of the C2 zone;
- c) **Lot Provisions:**
 - i) The maximum front yard setback is 35 m to the closest building to the front lot line.
 - ii) The minimum rear yard setback is 14 m
- d) **Special Provisions:**
 - i) Minimum floor area for Clinic 186 m²
 - ii) Minimum floor area for one (1) Clinic 139 m²
 - iii) Minimum floor area for Office, Professional 186 m²
 - iv) Maximum number of Pharmacy retail store one (1)
 - v) Notwithstanding provisions of Section 4.15(1)b) and Section 11.4(1)a), parking aisles, and driveways shall be permitted within the front yard of the lot.
 - iv) Notwithstanding provisions of Section 4.15(2) landscape strip adjacent to residential zone shall be a minimum of 1.05 metres for parking or drive aisles.
 - v) Notwithstanding provisions of Section 11.4 c) parking, aisle, or driveway is permitted between a building and the street line

SECTION 12 NEIGHBOURHOOD COMMERCIAL (C3) ZONE

PURPOSE & INTENT: *The Neighbourhood Commercial (C3) Zone applies to lands situated exclusively in Strathroy and designated 'Residential' in the Official Plan. Within the C3 Zone, small-scale neighbourhood type commercial uses of a convenience nature are permitted where a mix of uses is considered desirable and otherwise compatible with the character of existing residential development.*

12.1 GENERAL PROVISIONS

No person shall, within the C3 Zone, use any lot or erect, alter or use any building or structure except in accordance with Section 4 of this By-law and the following provisions:

12.2 USE & BUILDING PROVISIONS

The following shall be on the only permitted uses and buildings in the C3 Zone:

- | | |
|--------------------------------|---------------------------------|
| (1) Clinic | (7) Laundry Establishment |
| (2) Day Care Centre | (8) Personal Care Establishment |
| (3) Day Care Centre, Adult | (9) Restaurant |
| (4) Dry Cleaning Establishment | (10) Retail Store, General |
| (5) Dwelling Unit | (11) Retail Store, Video Rental |
| (6) Gas Station | (12) Shopping Centre |

12.3 LOT PROVISIONS

The following provisions shall apply to lots in the C3 Zone:

- | | |
|---|--|
| (1) Maximum Lot Area | 500 m ² |
| (2) Minimum Lot Frontage | 15 m |
| (3) Front Yard Depth / Exterior Side Yard Width | 0 m (minimum) to 3 m (maximum) |
| (4) Side Yard Width | 0 m (when yard abut residential zone minimum side yard width shall be 1.2 m) |
| (5) Minimum Rear Yard Depth | 15 m |
| (6) Maximum Lot Coverage | 65% |

12.4 SPECIAL PROVISIONS

The following provisions shall apply in the C3 Zone:

(1) **Dwelling Units**

In addition to Section 4.6 of this by-law, a building may contain one or more dwelling units but only in combination with a permitted commercial use provided:

- a) the dwelling unit shall form part of the main building and shall be located on a floor above the commercial use; and,
- b) the dwelling unit shall be completely self-contained and have separate and direct access to a yard or street.

(2) **Maximum Floor Area**

Notwithstanding the other provisions of this By-law no commercial use shall exceed 186 m² of gross floor area

(3) **Outside Storage**

No outside storage is permitted.

(4) **Parking**

In addition to Section 4.27 of this by-law, the following provisions shall apply:

- a) no parking is permitted within the front or exterior yard on a lot.
- b) Parking shall cover a maximum of 50% of the lot.
- c) Parking shall be set back from an exterior side lot line 1 m.

(5) **Parking Areas, Existing**

Notwithstanding the provisions of Subsection 12.4(1) where an existing lot has a parking area located in a front or exterior side yard the parking area and main building may be altered or expanded providing all other requirements of this By-law are complied with. The parking area will be deemed to conform to the By-law with respect to permitted location of parking areas.

12.5 EXCEPTIONS

The following site-specific zones apply to existing or unique situations that are not the standard "C3" Zone. If a regulation or use is not specified, the permitted uses of Subsection 12.2 and the regulations of 12.3 and 12.4 shall apply.

(1) **C3-1 (281 Metcalfe Street West)**

- a) **Defined Area:** C3-1 as shown on Schedule 'B', Map No. 12

- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 12.2, the following uses shall be permitted uses in the C3-1 Zone:
 - i) Garage, Public
- (2) **C3-2** (*201 Metcalfe Street West*)
 - a) **Defined Area:** C3-2 as shown on Schedule 'B', Map No. 12
 - b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 12.2, the following uses shall be permitted uses in the C3-2 Zone:
 - i) Office, Professional
- (3) **C3-3** (*278 Metcalfe Street West*)
 - a) **Defined Area:** C3-3 as shown on Schedule 'B', Map No. 14
 - b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 12.2, the following uses shall be permitted uses in the C3-3 Zone:
 - i) Place of Entertainment
- (4) **C3-4** (*370 Albert Street*)
 - a) **Defined Area:** C3-4 as shown on Schedule 'B', Map No. 11
 - b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 12.2, the following uses shall be permitted uses in the C3-4 Zone:
 - i) Office, Professional
- (5) **C3-5** (*320 Metcalfe Street West*)
 - a) **Defined Area:** C3-5 as shown on Schedule 'B', Map No. 14 to this By-law.
 - b) **Lot Provisions:** Notwithstanding the lot provisions listed in Subsection 12.5, the following shall apply:
 - i) **Minimum Rear Yard Depth:** 7.74 m for the main building and 1 m for the detached garage.
- (6) **C3-6** (*22681 Adelaide Road*)
 - a) **Defined Area:** C3-6 as shown on Schedule 'C', Map No. 1 to this By-law.
 - b) **Permitted Uses:**
 - dwelling, single detached
 - public garage
 - retail store, neighbourhood
 - all other permitted uses of the C3 zone excluding a gas bar

SECTION 13 RURAL COMMERCIAL (C4) ZONE

PURPOSE & INTENT: *The Rural Commercial (C4) Zone applies to lands situated outside of designated settlements areas in the rural area of the Municipality, designated 'Commercial' in the Official Plan. Within the C4 Zone, the commercial uses permitted are characterized by those which are farm-related, serve the needs of the agricultural community or are complimentary to the rural community. Other commercial uses may be considered on a case-by-case basis.*

13.1 GENERAL PROVISIONS

No person shall, within the C4 Zone, use any lot or erect, alter or use any building or structure except in accordance with Section 4 of this By-law and the following provisions:

13.2 USE & BUILDING PROVISIONS

The following shall be on the only permitted uses and buildings in the C4 Zone:

- | | | | |
|-----|--|------|--------------------------------|
| (1) | Agricultural Service Establishment | (7) | Outside Display and Sales Area |
| (2) | Agricultural Supply Establishment | (8) | Market Garden |
| (3) | Auction Sales Establishment,
Agricultural | (9) | Nursery |
| (4) | Animal Kennel | (10) | Veterinary Clinic |
| (5) | Dwelling Unit or Single Detached
Dwelling | (11) | Winery, Farm Fruit |
| (6) | Greenhouse, Commercial | | |

13.3 LOT PROVISIONS

The following provisions shall apply to lots in the C4 Zone:

- | | | |
|-----|---|-------------------------------------|
| (1) | Minimum Lot Area | 1 ha |
| (2) | Minimum Lot Frontage | 60 m |
| (3) | Front Yard Depth / Exterior Side Yard Width | 15 m (minimum) to 23 m
(maximum) |
| (4) | Side Yard Width | 6 m |
| (5) | Minimum Rear Yard Depth | 7.5 m |
| (6) | Maximum Lot Coverage | 35% |

- (7) Landscaped Open Space 50%

13.4 SPECIAL PROVISIONS

The following provisions shall apply in the C4 Zone:

(1) **Accessory Uses**

In addition to Subsection 4.2, an accessory building or structure shall not:

- a) be erected in the front yard or, in the case of a corner lot, in the exterior side yard; and,
- b) exceed 10% lot coverage.

(2) **Dwelling Units**

In addition to Section 4.6 of this by-law, a building may contain one dwelling unit but only in combination with a permitted commercial use provided:

- a) the dwelling unit shall form part of the main building and shall be located on a floor above the commercial use, or on the main floor to the side or rear of the commercial use;
- b) the dwelling unit shall be completely self-contained and have separate and direct access to a yard or street;
- c) notwithstanding clause a) the dwelling unit may constitute a single detached dwelling; and,
- c) when a dwelling unit is a single detached dwelling it shall comply with the provisions of the Rural Residential Zone.

13.5 EXCEPTIONS

The following site-specific zones apply to existing or unique situations that are not the standard "C4" Zone. If a regulation or use is not specified, the permitted uses of Subsection 13.2 and the regulations of 13.3 and 13.4 shall apply.

(1) **C4-1 (714 Glendon Drive)**

- a) **Defined Area:** C4-1 as shown on Schedule 'A', Map No. 37 to this By-law.
- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 14.2, the following uses shall be permitted in the C4-1 Zone:
 - i) Motor Vehicle Sales Establishment